

ADOPTED

MEMORANDUM

DECEMBER 17, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 48 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	1	1		1
Back Bay				
Beacon Hill	1			
Charlestown	3			
Chinatown				
City Proper	1			
Dorchester	7	5		
East Boston	1			
Fenway		1		
Government Center				
Hyde Park		1	1	
Jamaica Plain	5			
Kenmore		1		
Mattapan				
North End				
Roslindale		1		
Roxbury	3		2	1
South Boston	4	1	1	
South Cove				
South End	2			
West Roxbury		2		

Allston-Brighton

- Approval Z-10950. 50 Lane Park, one story addition.
- Deferral Z-10720. 559-569 Washington Street, resolve concerns.
- Denial Z-10721- 16-18 Elko Street, four apartments.
10722.

Beacon Hill

- Approval Z-10901. 20-20A Chestnut Street, legalize five condominiums.

Charlestown

- Approval/ Z-10906. 17 Chestnut Street, extend dormer, erect addition;
Denial legalize three family dwelling.
- Approval Z-10843. 89-91 Main Street, convert to three apartments and office.
- Approval Z-10945. 18 Lexington Street, one story addition.

City Proper

- Approval Z-10891. 176-184 High Street, take-out restaurant.

Dorchester

- Approval Z-10688. 54-56 Julian Street, enclose rear porch.
- Approval Z-10870. 80 River Street, gas station canopies.
- Denial Z-10877. 1843 Dorchester Avenue, six foot fence; storage of cars.
- Approval Z-10924. 5 Walnut Court, two family dwelling.
- Denial Z-10897. 242 Savin Hill Avenue, one to four apartments.
- Denial Z-10900. 23R Glendale Street, auto repair shop.
- Approval Z-10902. 56A Columbia Road, rear stairs.
- Denial Z-10905. 21 Saxton Street, two to three family dwelling.
- Approval Z-10918. 1493-1501 Dorchester Avenue, existing local business
uses.
- Denial Z-10933. 14 Monadnock Street, one to three family dwelling.
- Approval Z-10937. 1068-1074 Dorchester Avenue, signage.
- Approval Z-10926. 632-640 Blue Hill Avenue, outpatient clinic health center.

East Boston

Approval Z-10939. 252 Princeton Street, basement living space.

Fenway

Denial Z-10925. 1325 Boylston Street, sale of used cars.

Hyde Park

Denial Z-10899. 1109 River Street, day care drop-off/pick-up concern.
without
Prejudice

Denial Z-10935. 8-10 Damon Place, four to six apartments.

Jamaica Plain

Approval Z-10909. 39 Yale Terrace, legalize addition.

Approval Z-10948. 275 Forest Hills Street, three family dwelling.

Approval Z-10890. 713-715 Centre Street, office building.

Approval Z-10929. 21 Seaverns Avenue, expansion of group care facility.

Approval Z-10946. 45 Parley Avenue, temporary home for teenage girls.

Kenmore

Denial Z-10940. 84-100 Peterborough Steet, take our restaurant.

Roslindale

Denial Z-10942. 40 Congreve Street, two to three family dwelling.

Roxbury

Approval Z-10796. 22 Thwing Street, exterior alterations.

Approval Z-10804. 483-487 Blue Hill Avenue, six to twelve apartments.

Denial Z-10910, 820-824 Huntington Avenue, take out restaurant.
without
Prejudice

Denial Z-10928. 190 Allegheny Street, three to five apartments.
without
Prejudice

Approval Z-10922. 23 Hillside Street, two to three family dwelling.

Deferral Z-10912. 865 Massachusetts Avenue, one story addition.

South Boston

Denial Z-10887- 818-820R East Sixth Street, garages to one family.
without 10888.
Prejudice

Approval Z-10893- 191-207 F Street, security fence.
10894.

Approval Z-10904. 621 East Fifth Street, existing three family dwelling.

Approval Z-10908. 308 V Street, existing two family dwelling.

Approval Z-10914. 49-53 L Street, office and fitness center.

Denial Z-10949. 292-294 D Street, three to four family dwelling.

South End

Approval Z-10896. 435-435A Columbus Avenue, security fence.

Approval Z-10938. 91 Waltham Street, legalize six apartment structure.

West Roxbury

Denial Z-10944. 5218 Washington Street, tire sales and repair structure.

Denial Z-10923. 510 VFW Parkway, gas station canopy.

Charlestown

Deferral Z-10895. 14 Monument Square, lodging house to apartments.

BOARD OF APPEAL REFERRALS

DECEMBER 17, 1987

Hearing

* 1.	Z-10688	1/5/88	Joao & Domingas Barbosa 54-56 Julian Street, Dorchester
2.	Z-10720	1/5/87	Michael Perry, Trustee 559-569 Washington Street, Brighton
3.	Z-10721-10722	1/5/87	Robert Karol 16-18 Elko Street, Brighton
*4.	Z-10796	1/12/88	William J. Bartholomew 22 Thwing Street, Roxbury
*5.	Z-10804	1/12/88	Neighborhood Development Corporation of Grove Hall 483-487 Blue Hill Avenue, Roxbury
6.	Z-10843	1/19/87	Bernard W. Burke 89-91 Main Street, Charlestown
7.	Z-10870	1/5/87	Shell Oil Company 80 River Street, Dorchester
8.	Z-10877	1/5/87	Basdeo Mocna 1843 Dorchester Avenue, Dorchester
9.	Z-10887-10888	1/5/88	Bradley Luongo 818-820R East Sixth Street, South Boston
10.	Z-10890	1/5/88	Paul J. Iantosca 713-715 Centre Street, Jamaica Plain
11.	Z-10891	1/5/88	Harry M. Standel 176-184 High Street, Boston
12.	Z-10893-10894	1/5/88	Arnold Feinerman 191-207 F Street, South Boston
13.	Z-10896	1/12/88	Neal Widett 435-435A Columbus Avenue, Boston
14.	Z-10897	1/5/88	John & Pauline Hanson 242 Savin Hill Avenue, Dorchester
15.	Z-10899	1/5/88	Hyde Park Presbyterian Church 1109 River Street, Hyde Park
16.	Z-10900	1/5/88	Oscar & Monica Mars 23R Glendale Street, Dorchester
17.	Z-10901	1/5/88	Twenty Chestnut Street Condominium Association 20-20A Chestnut Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

DECEMBER 17, 1987

Hearing

18.	Z-10902	1/5/88	Victor L. Harriott 56A Columbia Road, Dorchester
19.	Z-10903 WITHDRAWN	1/5/88	Richard P. Miekowski 134 Boston Street, Dorchester
20.	Z-10904	1/5/88	Mary C. McCarthy 621 East Fifth Street, South Boston
21.	Z-10905	1/5/88	Marie J. Bruso 21 Saxton Street, Dorchester
22.	Z-10906	1/12/88	Lois Ernst 17 Chestnut Street, Charlestown
23.	Z-10908	1/12/88	John F. Aldred & Kathleen Duffy Aldred 308 K Street, South Boston
24.	Z-10909	1/12/88	Andris Silins & Lauma Silins-Pinson 39 Yale Terrace, Jamaica Plain
25.	Z-10910	1/5/88	George Pagounis 820-824 Huntington Avenue, Roxbury
26.	Z-10911 POSTPONED	1/12/88	Carmelite Sisters for the Aged and Infirm 29-35 Old Harbor Street, South Boston
*27.	Z-10912	1/12/88	Paul Karamanian 865 Massachusetts Avenue, Roxbury
28.	Z-10914	1/12/88	William Higgins 49-53 L Street, South Boston
29.	Z-10918	1/12/88	James Mawn Realty Trust 1493-1501 Dorchester Avenue, Dorchester
30.	Z-10922	1/12/88	Sileshi Demisew 23 Hillside Street, Roxbury
31.	Z-10923	1/12/88	Shell Oil Company 510 V.F.W. Parkway, West Roxbury
32.	Z-10924	1/12/88	Michael Crist 5 Walnut Court, Dorchester
33.	Z-10925	1/12/88	Fenway Automotive 1325 Boylston Street, Boston
*34.	Z-10926	1/12/88	Harvard Street Neighborhood Health Center 632-640 Blue Hill Avenue, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

DECEMBER 17, 1987

Hearing

35.	Z-10928	1/12/88	Walter & Gertrude Fortune 190 Allegheny Street, Roxbury
36.	Z-10929	1/12/88	Seaview Realty Trust 21 Seaverns Avenue, Jamaica Plain
37.	Z-10933	1/19/88	Charla J. Argersinger 19 Monadnock Street, Dorchester
38.	Z-10935	1/19/88	Joseph Gruttadauria 8-10 Damon Place, Hyde Park
39.	Z-10937	1/19/88	Sidney Shubert 1068-1074 Dorchester Avenue, Dorchester
40.	Z-10938	1/19/88	91 Waltham Street Condominium Association 91 Waltham Street, Boston
41.	Z-10939	1/19/88	James J. Slowey 252 Princeton Street, East Boston
42.	Z-10940	1/19/88	Maron Associates 84-100 Peterborough Street, Boston
43.	Z-10942	1/19/88	Liam & Ann Kelly 40 Congreve Street, Roslindale
44.	Z-10944	1/19/88	Alphonse J. Guthrie 5218 Washington Street, West Roxbury
45.	Z-10945	1/19/88	Robert Hill 18 Lexington Street, Charlestown
46.	Z-10946	1/19/88	Volunteers of America, Inc. 45 Parley Avenue, Jamaica Plain
47.	Z-10948	1/19/88	Louis L. Lima 275 Forest Hills Street, Jamaica Plain
48.	Z-10949	1/19/88	Daniel P. Keating 292-294 D Street, South Boston
49.	Z-10950	1/19/88	Andrew Weinstein 50 Lane Park, Brighton

*50.	Z-10895	1/5/88	Stanley Zola 14 Monument Square, Charlestown
------	---------	--------	---

*not included in original submission

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10688
Joao Barbosa
54-56 Julian Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Enclose rear porch.

Violation(s): Excessive floor area ratio.
Interim Planning Overlay District.

VOTED: In reference to petition Z-10688, Joao Barbosa, 54-56 Julian Street, Dorchester, for variance to enclose rear porch in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Proposal is not contrary to objectives of Roxbury Interim Planning Overlay District.



7-10688

54-56

JULIAN ST

DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10720
Michael Perry, Trustee
559-569 Washington Street
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from tavern, store, and restaurant to bicycle-mower repair shop, laundry, dry cleaning, and flower shop.

Violation(s): Insufficient off-street parking.
Interim Planning Overlay District.

VOTED: In reference to petition Z-10720, Michael Perry, Trustee, 559-569 Washington Street, Brighton, for variance for change of occupancy from tavern, store, and restaurant to bicycle-mower repair shop, dry cleaning, laundry, and flower shop in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Appellant should meet with the Washington Hill Neighborhood Association to discuss and resolve the following concerns: parking of commercial vehicles, use of public way, and property maintenance.



Z-10720

559-569 WASHINGTON ST

BRIGHTON

MARY LYON
ELEMENTARY
SCHOOL

FLORENCE
CRITTENTON
HOSPITAL

PLAYGROUND

FIRE
STATION

OAK SQUARE
EL. SCHOOL

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10721-10722
Robert Karol
16-18 Elko Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; erect four-unit apartment structure.

Violation(s): Four-family dwelling is forbidden use.

Insufficient lot area, width, and rear yard.

Excessive building height.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-10721-10722, Robert Karol, 16-18 Elko Street, Brighton, for forbidden use and five variances to subdivide and erect four-unit apartment structure in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Four-family dwelling is incompatible with and would create an undesirable precedent in this neighborhood. Area is being considered for historic district. Planning and Zoning Advisory Committee is opposed.

MC. KINNEY
PLAYGROUND

PLAYGROUND

ST. COLUMBKILLE
SCHOOL

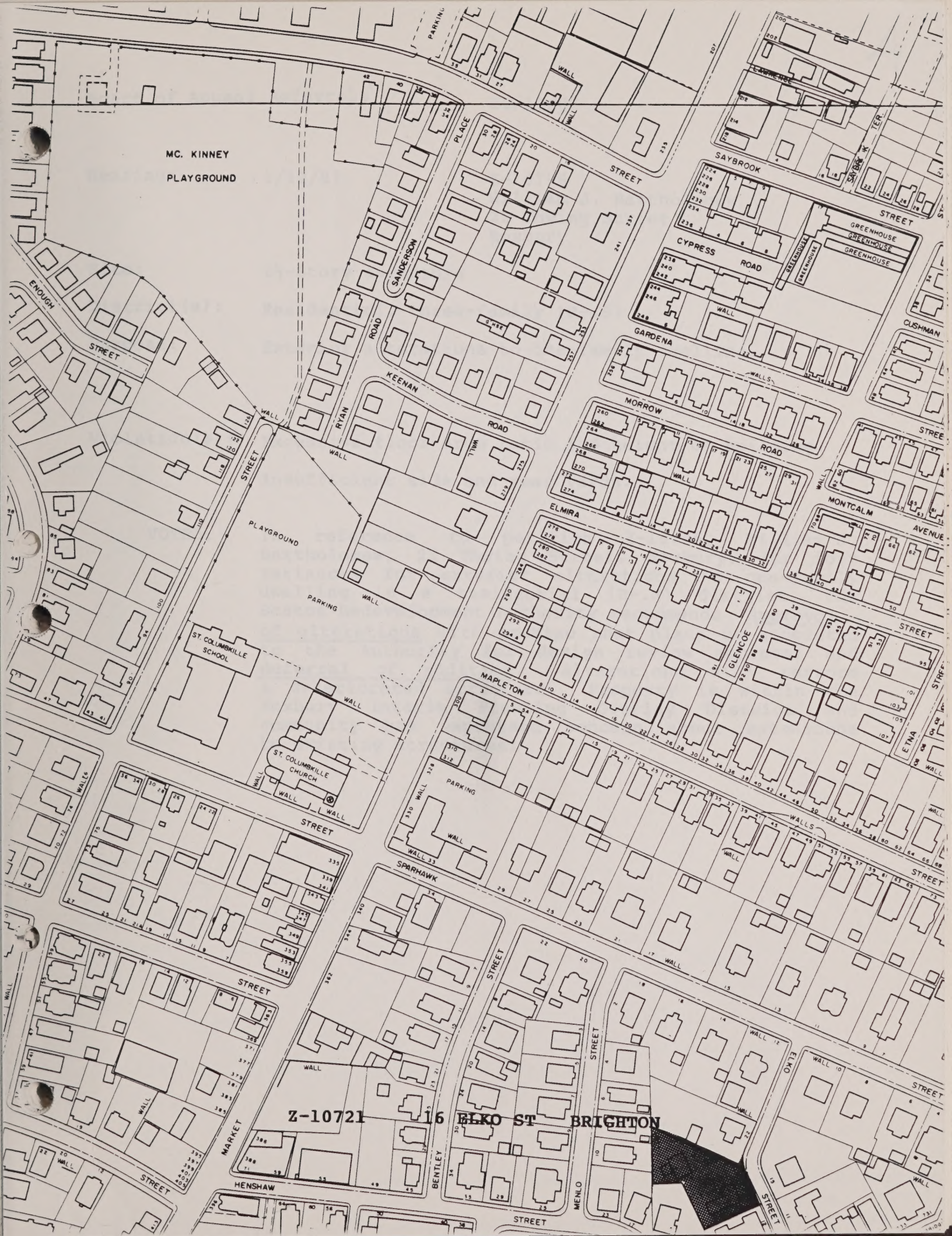
ST. COLUMBKILLE
CHURCH

Z-10721

16

ELKO ST

BRIGHTON



Board of Appeal Referrals

12/17/87

Hearing: 1/12/87 Z-10796
William J. Bartholomew
22 Thwing Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Exterior alterations to one-family dwelling.

Violation(s): Excessive floor area ratio and height of building.
Insufficient side and rear yards.

VOTED: In reference to petition Z-10796, William J. Bartholomew, 22 Thwing Street, Roxbury, for four variances for exterior alterations to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval of alterations with proviso that plans be submitted to the Authority for design review approval and deferral of addition. Alterations will restore a deteriorated structure. Property is within the Roxbury Interim Planning Overlay District and community has expressed concern about extensions to existing structures.



2-10796 22 THWING ST ROXBURY

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10804
Neighborhood Development
Corporation of Grove Hall
483-487 Blue Hill Avenue
Roxbury

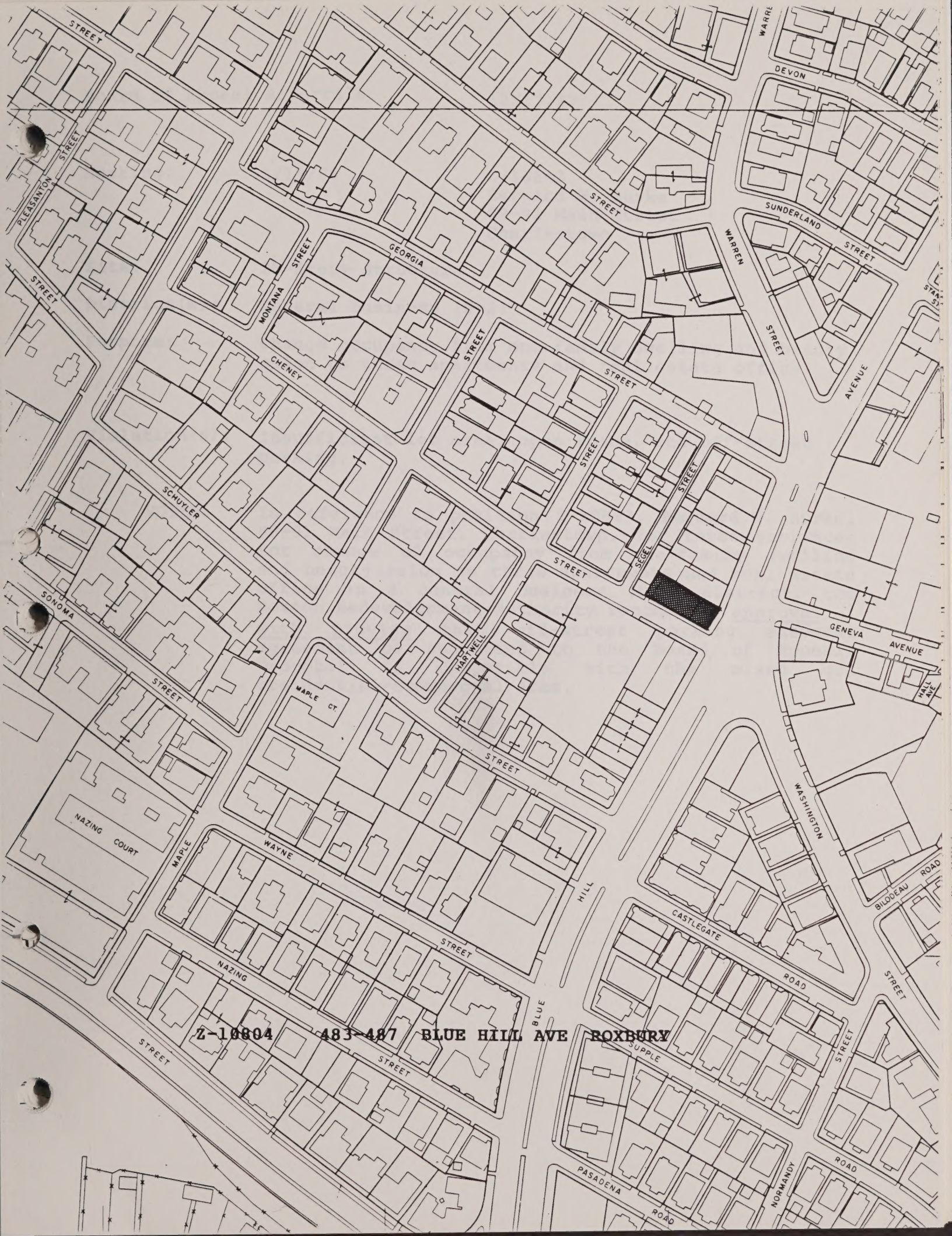
Site: Four-story structure

District(s): Apartment (H-1) and General business (B-1)

Purpose: Change occupancy from six apartments and two stores
to twelve apartments and two stores.

Violation(s): Insufficient lot area and open space.
Interim Planning Overlay District.

VOTED: In reference to petition Z-10804, Neighborhood Development Corporation of Grove Hall, 483-487 Blue Hill Avenue, Roxbury, for two variances for change of occupancy from six apartments and two stores to twelve apartments and two stores in an apartment (H-1) and general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Restoration of abandoned structure by the appellant, Public Facilities Department, will enhance the revitalization of the Grove Hall area. Freedom House, Grove Hall Board of Trade, and other community groups strongly support this development which also complies with the planning objectives of the Roxbury IPOD.



Z-10804 483-487 BLUE HILL AVE ROXBURY

Board of Appeal Referrals

12/17/87.

Hearing: 1/19/88

Z-10843
Bernard W. Burke
89-91 Main Street
Charlestown

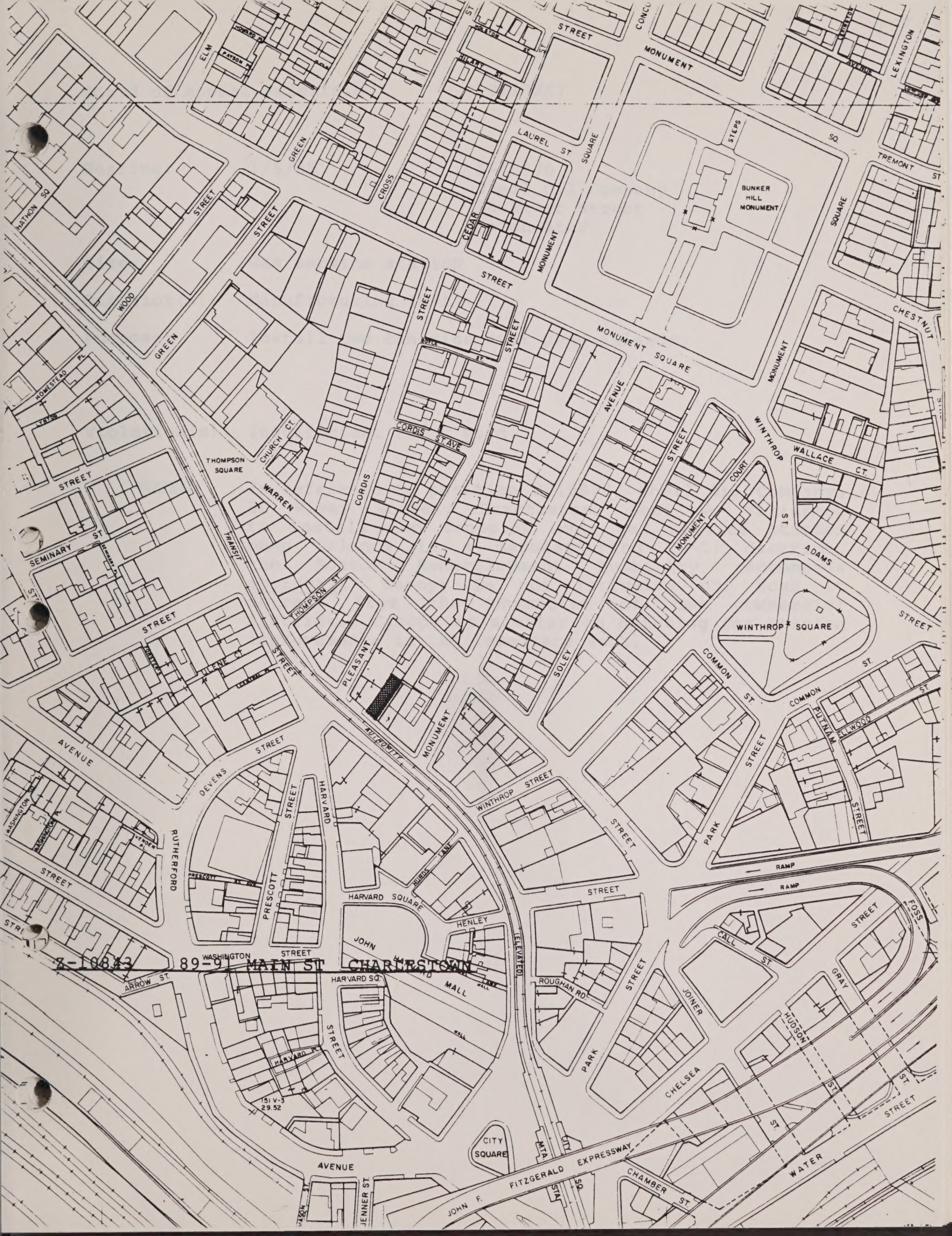
Site: 2½-Story structure

District(s): General business (B-2)

Purpose: Change occupancy from one-family dwelling and beauty salon to three apartments and real estate office.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10843, Bernard W. Burke, 89-91 Main Street, Charlestown, for three variances for change of occupancy from one-family dwelling and beauty salon to three apartments and real estate office in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that off-street parking easement agreement be submitted to the Board of Appeal. Proposal is compatible with the mixed use residential-commercial area.



89-91 MAIN ST CHARLESTOWN

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10870
Shell Oil Company
80 River Street
Dorchester

Site: Gas service station

District(s): Manufacturing (M-1)

Purpose: Install two canopies over pump islands.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-10870, Shell Oil Company, 80 River Street, Dorchester, for two variances to install two canopies over gas service station pump islands in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Canopy is not intrusive nor does it detract from the character of the commercial district. Canopy is similar to existing gas station improvements in the immediate area.

Z-10870

80 RIVER ST DORCHESTER



Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10877
Basdeo Moona
1843 Dorchester Avenue
Dorchester

Site: Vacant land

District(s): Local business (L-1)

Purpose: Store 12 cars; erect six-foot chain link fence.

Violation(s): Parking lot is conditional use.
Insufficient front yard.

VOTED: In reference to petition Z-10877, Basdeo Moona, 1843 Dorchester Avenue, Dorchester, for conditional use and variance to store 12 cars and erect six-foot chain link fence in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. A large number of auto-related uses which are incompatible with the allowed local business uses exist along this section of Dorchester Avenue. Expansion of this facility would have an adverse impact on the surrounding neighborhood. Dorchester Avenue Planning Study strongly discourages increase of automotive uses. Neighborhood is opposed.



Z-10877

1843 DORCHESTER AVE

DORCHESTER

Hearing: 1/5/88 Z-10887-10888
Bradley Luongo
818-820R East Sixth Street
South Boston

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two garages to two one-family dwellings.

Violation(s): Insufficient front, side, rear yards, and distance from building.

Building on rear of lot.

VOTED: In reference to petitions Z-10887-10888, Bradley Luongo, 818-820R East Sixth Street, South Boston, for six variances for change of occupancy from two garages to two one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should review development with neighborhood which has expressed concern about lack of such review. Submitted plans are inadequate. Prime concerns are: impact of conversion, open space, scale of structures, off-street parking, unit size, and compatibility with neighborhood.



CONVENT

NAZARETH
HIGH
SCHOOL

ST. BRIGIDS
CHURCH
(R.C.)

ST. MATHEW
IN
THE REDEEMER

OLIVER HAZARD
PERRY
SCHOOL

STREET

STREET

BOULEVARD

SOUTH
YACHT
CLUB

COLUMBIA
YACHT
CLUB

BOSTON
YACHT
CLUB

FOURTH

FIFTH

SIXTH

SEVENTH

MONKS
STREET

PETERS
STREET

HARDY
STREET

STREET

STREET

ROAD

Z-10887-10888

818-820R EAST SIXTH ST SOUTH BOSTON

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88

Z-10890
Paul J. Iantosca
713-715 Centre Street
Jamaica Plain

Site:

District(s): General business (B-1)

Purpose: Change occupancy from two apartments and store to offices.

Violation(s): Excessive floor area ratio.
Insufficient off-street parking.

VOTED: In reference to petition Z-10890, Paul J. Iantosca, 713-715 Centre Street, Jamaica Plain, for two variances for change of occupancy from two apartments and store to offices in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement office space be combined with that of the first floor. Building has had an office occupancy for several years. Off-street parking deficiency tends to be mitigated by proximity to public parking lot.



2-10890

7-11-715 CENTRE ST JAMAICA PLAIN

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88

Z-10891
Harry M. Standel
176-184 High Street
Boston

Site: Six-story structure

District(s): General business (B-10)

Purpose: Change occupancy from office, restaurant, and retail stores to same and restaurant-catering.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10891, Harry M. Standel, 176-184 High Street, Boston, for conditional use for change of occupancy from office, restaurant, and retail stores to same and restaurant-catering in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that all pick-up and delivery vehicles servicing this establishment be operated and parked in accordance with the rules and regulations of the Boston Transportation Department as posted. Office Chef Restaurant will have seating for twenty persons, offer a sandwich take-out service, and a catering service for small office groups.



Z-10891

176-184 HIGH ST BOSTON

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10893-10894
Arnold Feinerman
191-207 F Street
South Boston

Site: One-story structure

District(s): Local business (L-1) and Manufacturing (M-1)

Purpose: Erect 10-foot chain link fence.

Violation(s): Insufficient front yard.

VOTED: In reference to petitions Z-10893-10894, Arnold Feinerman, 191-207 F Street, South Boston, for two variances to erect ten-foot chain link fence in a local business (L-1) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval. Existing condition. Fence secures warehouse-office property. No adverse affect.



1-10893-10894

191-207 F ST SOUTH BOSTON

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10896
Neal Widett
435-435A Columbus Avenue
Boston

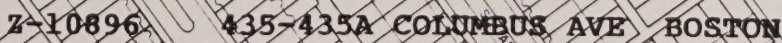
Site: 1½-Story structure

District(s): Local business (L-2)

Purpose: Erect 10-foot high wood fence.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10896, Neal Widett, 435-435A Columbus Avenue, Boston, for two variances to erect 10-foot high wood fence in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and that plans be reviewed with the Cosmopolitan Neighborhood Association. Proposal will provide needed security.



Board of Appeal Referrals

12/17/87

Hearing: 1/5/88

Z-10897
John E. Hanson
242 Savin Hill Avenue
Dorchester

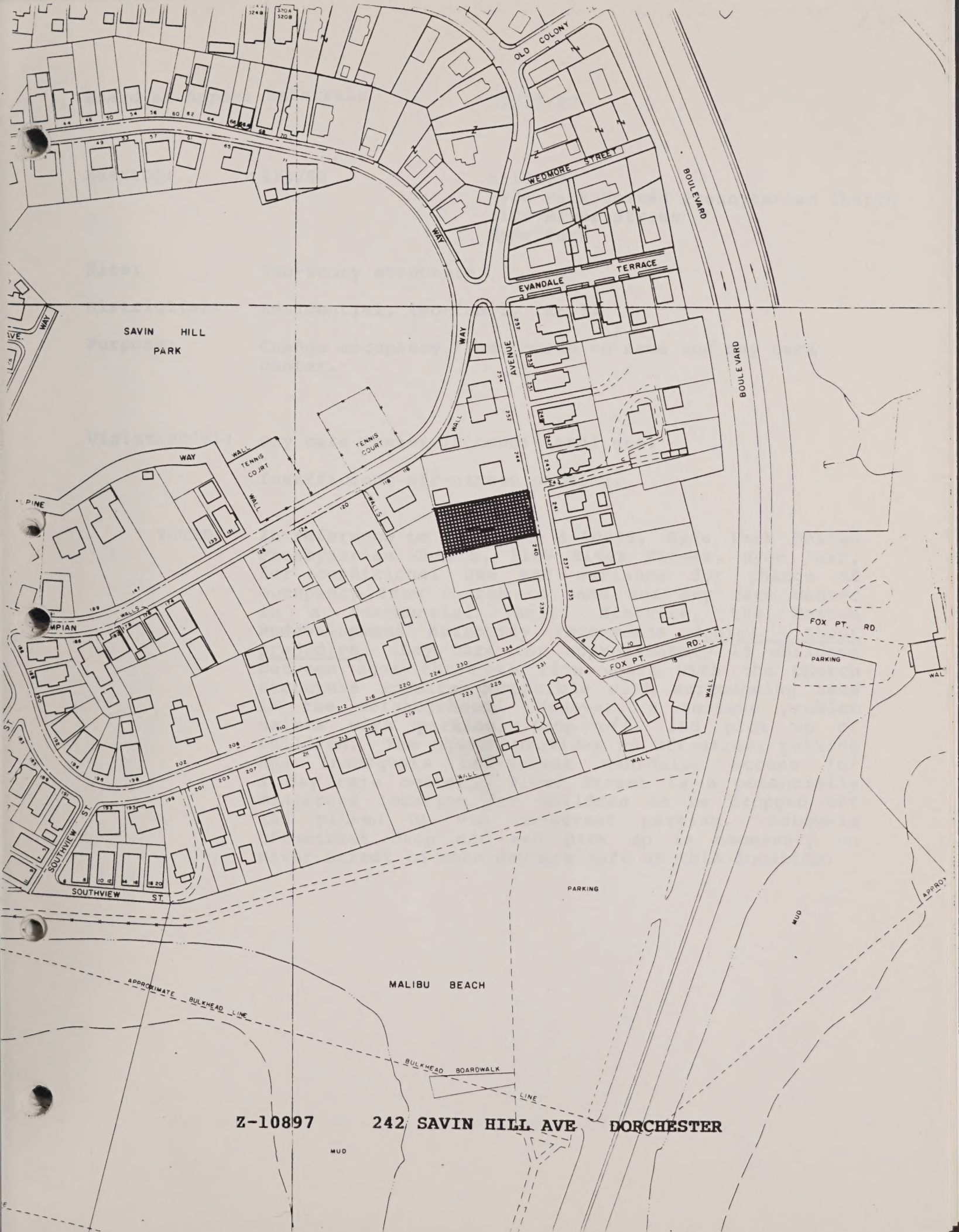
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one-family dwelling to four apartments.

Violation(s): Four-family dwelling is forbidden use.

VOTED: In reference to petition Z-10897, John E. Hanson, 242 Savin Hill Avenue, Dorchester, for forbidden use for change of occupancy from one to four apartments in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive and incompatible with the predominantly one-, two-, and three-family residential character of the neighborhood.



Z-10897

242 SAVIN HILL AVE

DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10899
Hyde Park United Presbyterian Church
1109 River Street
Hyde Park

Site: Two-story structure

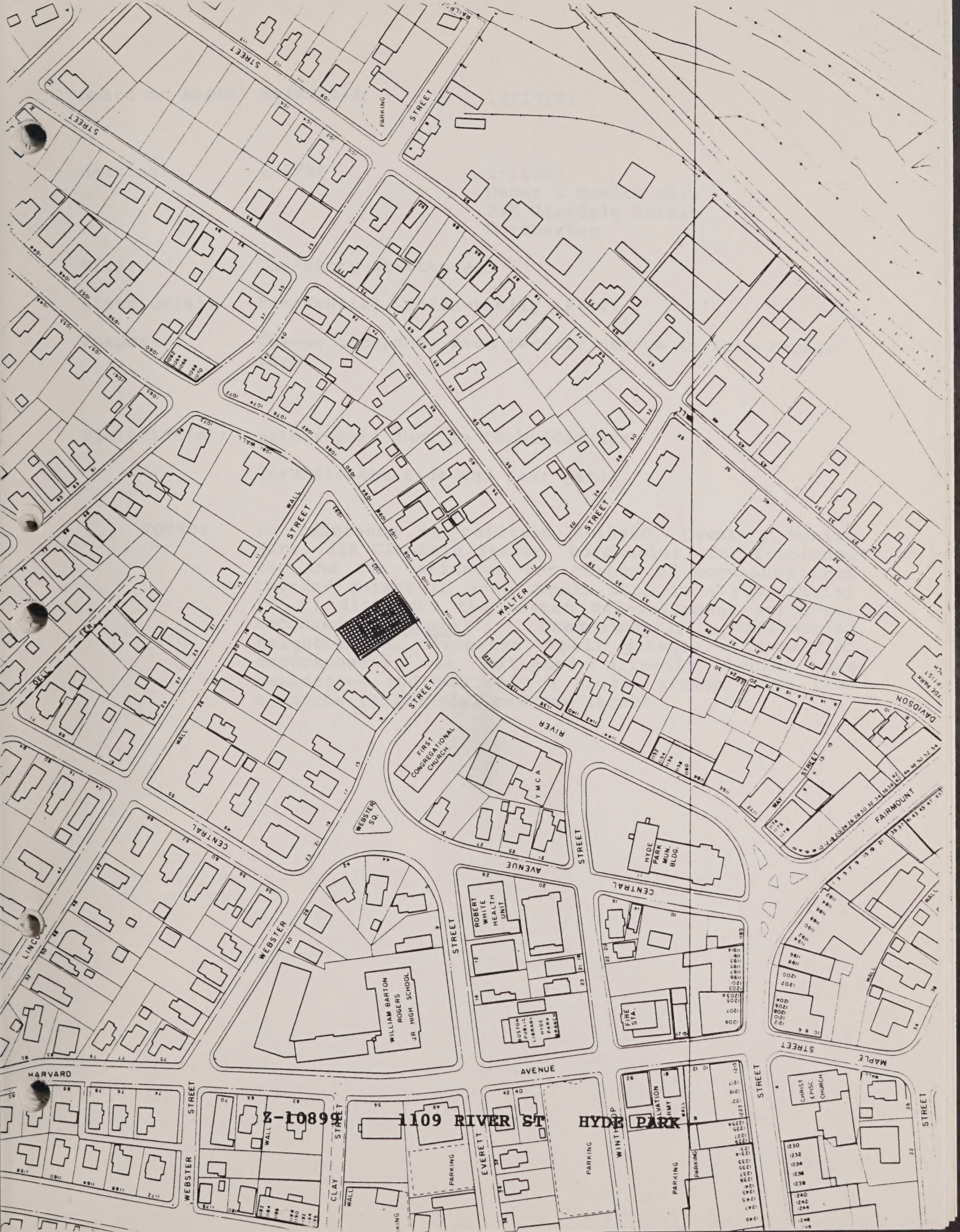
District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from church to same and day care center.

Violation(s): Day care center is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-10899, Hyde Park United Presbyterian Church, 1109 River Street, Hyde Park, for conditional use and variance for change of occupancy from church to same and day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Day care for approximately 18 children between ages three to five years with the church structure appears compatible with surrounding uses in the neighborhood. However, a serious problem exists with parking, drop off, and pick up of children. The church provides no off-street parking and inadequate off-street vehicular access for a day care center. River Street is a potentially dangerous location for children to be dropped off and picked up via on-street parking. Adequate off-street drop off and pick up is necessary on River Street to make daycare safe at this location.



2-10898

1109 RIVER ST

HYDE PARK

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88

Z-10900
Oscar & Monica Mars
23R Glendale Street
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-car garage to auto repair shop.

Violation(s): Auto repair shop is forbidden use.

Insufficient side and rear yards.

VOTED: In reference to petition Z-10900, Oscar & Monica Mars, 23R Glendale Street, Dorchester, for forbidden use and two variances for change of occupancy from two-car garage to auto repair shop in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Predominantly residential neighborhood. Proposed repair garage, a commercial encroachment, is situated directly behind two residences and has only a single access point from a narrow residential one-way street.



Z-10900 / 23R GLENDALE ST DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10901
Twenty Chestnut Street
Condominium Association
Virginia L. Carroll
20-20A Chestnut Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from three- to five-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space.

VOTED: In reference to petition Z-10901, Twenty Chestnut Street Condominium Association, Virginia L. Carroll, 20-20A Chestnut Street, Boston, for conditional use and variance for change of occupancy from three- to five-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Petition will legalize five condominium apartments, a condition which has existed since 1973.



Z-10901

20-20A CHESTNUT ST BOSTON

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10902
Victor L. Harriott
56A Columbia Road
Dorchester

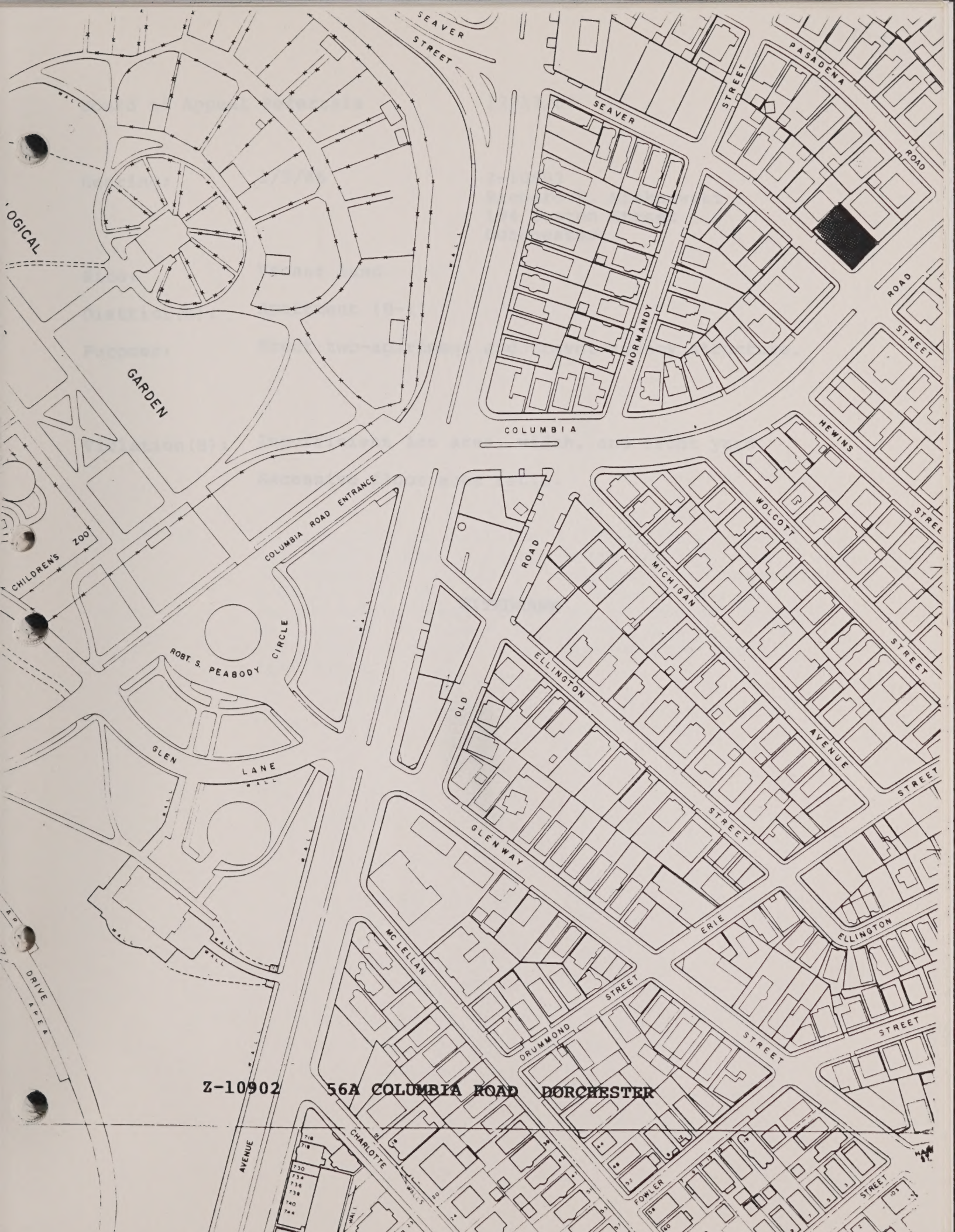
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect rear stairs to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10902, Victor L. Harriott, 56A Columbia Road, Dorchester, for variance to erect stairs to rear of two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Rear egress from third floor living area.



Z-10902

56A COLUMBIA ROAD DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10903
Richard P. Miekowski
134 Boston Street
Dorchester

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect two-apartment and travel-agency structure.

Violation(s): Insufficient lot area, width, and front yard.
Excessive floor area ratio.

WITHDRAWN

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88

Z-10904
Mary C. McCarthy
621 East Fifth Street
South Boston

Site: 2½-Story structure

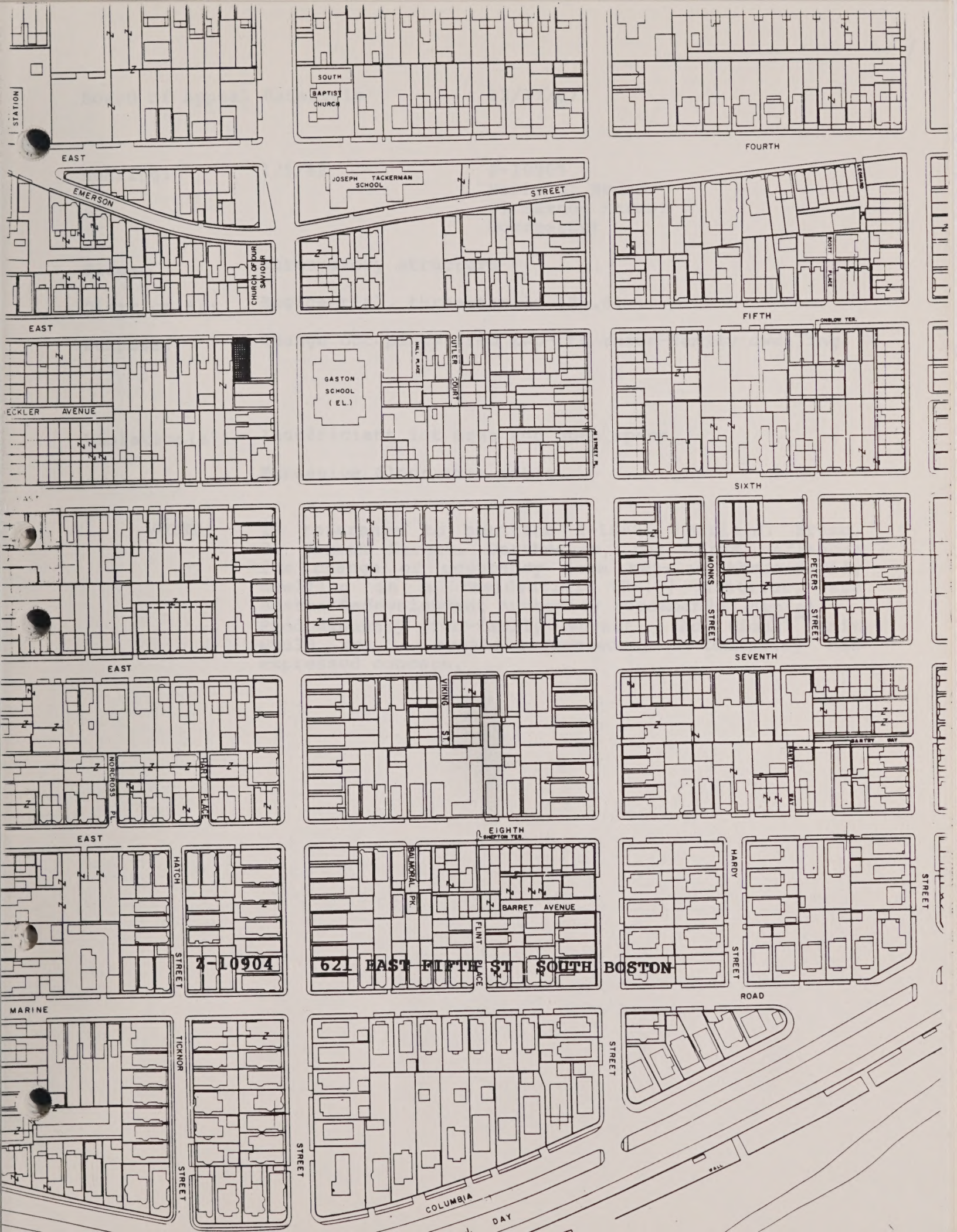
District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10904, Mary C. McCarthy, 621 East Fifth Street, South Boston, for three variances to legalize occupancy as three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy, however structure has been occupied as a three-family dwelling for many years.



STATION

EAST

EMERSON

CHURCH OF OUR SAVIOUR

SOUTH BAPTIST CHURCH

JOSEPH TACKERMAN SCHOOL

STREET

FOURTH

EAST

ECKLER AVENUE

GASTON SCHOOL (EL.)

CUTLER COURT

HALL PLACE

FIFTH

ONBLOW TER.

SIXTH

MONKS STREET

PETERS STREET

SEVENTH

EAST

NORCROSS PL.

HART PLACE

VIKING ST.

BARRETT WAY

EAST

HATCH STREET

2-10904

621 EAST FIFTH ST SOUTH BOSTON

EIGHTH

BALMORAL PK.

FLINT PLACE

BARRET AVENUE

HARDY STREET

ROAD

MARINE

TICKNOR STREET

STREET

COLUMBIA

DAY

STREET

STREET

Board of Appeal Referrals

12/17/87

Hearing:

1/5/88

Z-10905
Marie J. Bruso
21 Saxton Street
Dorchester

Site:

Three-story structure

District(s):

Residential, three-family (R-.8)

Purpose:

Change occupancy from two- to three-family dwelling.

Violation(s):

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED:

In reference to petition Z-10905, Marie J. Bruso, 21 Saxton Street, Dorchester, for three variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Predominantly two-family street. Additional unit would set a negative precedent. Community has expressed concern.



Z-10905

21 SAXTON ST DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/12/87 Z-10906
Lois Ernst
17 Chestnut Street
Charlestown

Site: Four-story structure

District(s): Apartment (H-1) and Local business (L-1)

Purpose: Legalize occupancy as three-family dwelling; extend dormer; erect addition.

Violation(s): Insufficient lot area, open space, rear yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10906, Lois Ernst, 17 Chestnut Street, Charlestown, for five variances to legalize occupancy as three-family dwelling, extend dormer, and erect addition in an apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval of the extension of the dormer, construction of new wing, and extension of the bulkhead provided that the basement living space complies with ISD building code standards for habitable basement space and recommends denial of the legalization for a three-family dwelling. The proposed building is currently occupied as a two-family dwelling which is an appropriate density for this site and compatible with the area. This lower half of Chestnut Street is very compact with very little open space. One- and two-story wings are predominant to the rear of the buildings. The refurbishing of the building will be an improvement to the rear of the building. However the neighborhood, specifically this block, is characteristically one- and two-family homes. Increasing the occupancy of this home from a two-family to a three-family dwelling would set a dangerous precedent for increasing the density on Chestnut Street and exacerbate open space, light and air, and parking problems.



2-10906 17 CHESTNUT ST CHARLESTOWN

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10908
John F. & Kathleen D. Aldred
308 K Street
South Boston

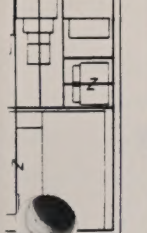
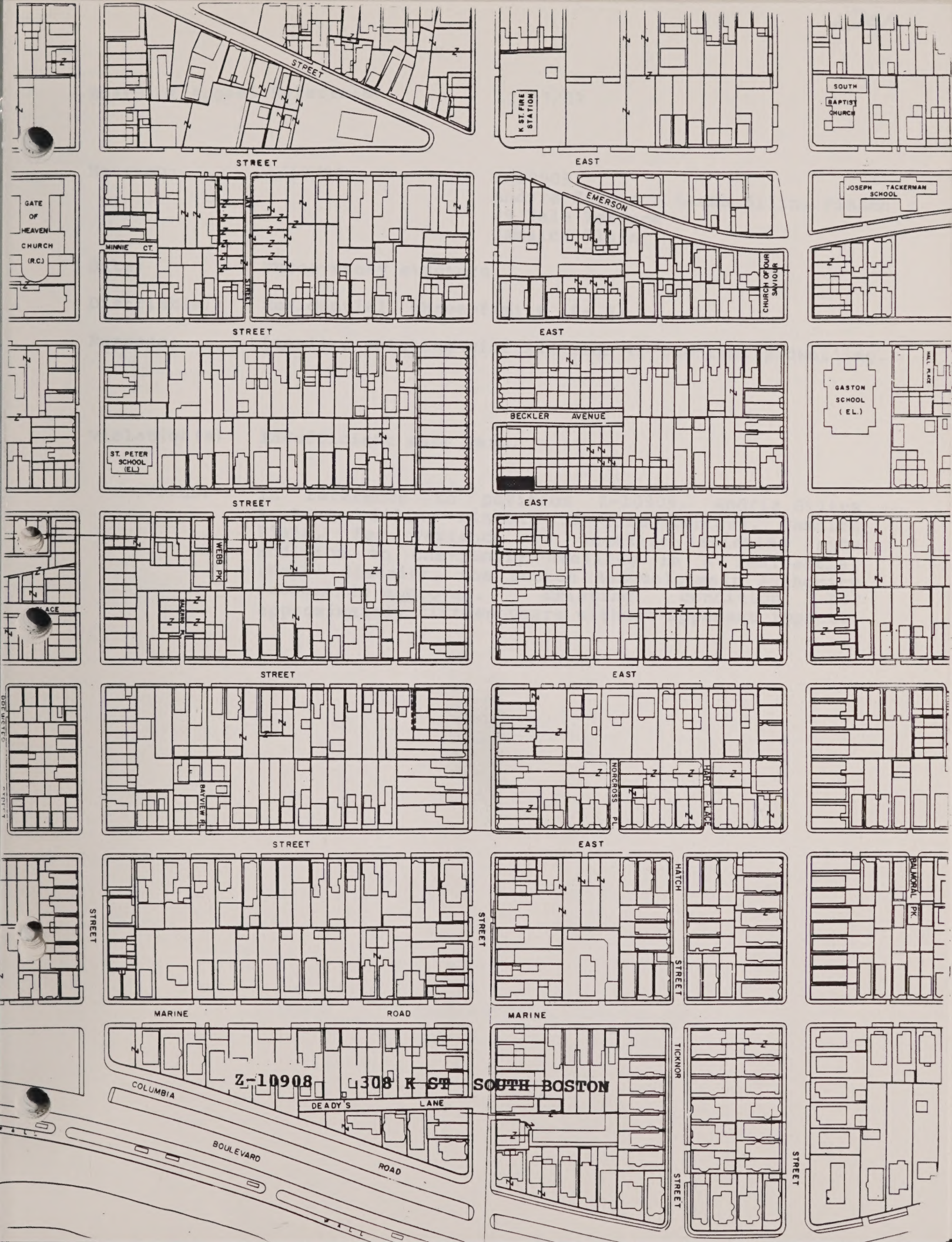
Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10908, John F. & Kathleen D. Aldred, 308 K Street, South Boston, for two variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. There is no record of legal occupancy. Existing as two-family dwelling approximately twenty years.



GATE OF HEAVEN CHURCH (R.C.)

ST. PETER SCHOOL (E.L.)

FACE

BOB VESTER

STREET



STREET

STREET

STREET

STREET

STREET

STREET

STREET

K ST FIRE STATION

EMERSON

BECKLER AVENUE

EAST

EAST

EAST

EAST

SOUTH BAPTIST CHURCH

JOSEPH TACKERMAN SCHOOL

GASTON SCHOOL (E.L.)

STREET

STREET

STREET

STREET

Z-10908

308 K ST

SOUTH BOSTON

COLUMBIA

DEADY'S

LANE

BOULEVARD

ROAD

TICKOR STREET

STREET

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10909
Andris Silins & Lauma Silins Pinson
39 Yale Terrace
Jamaica Plain

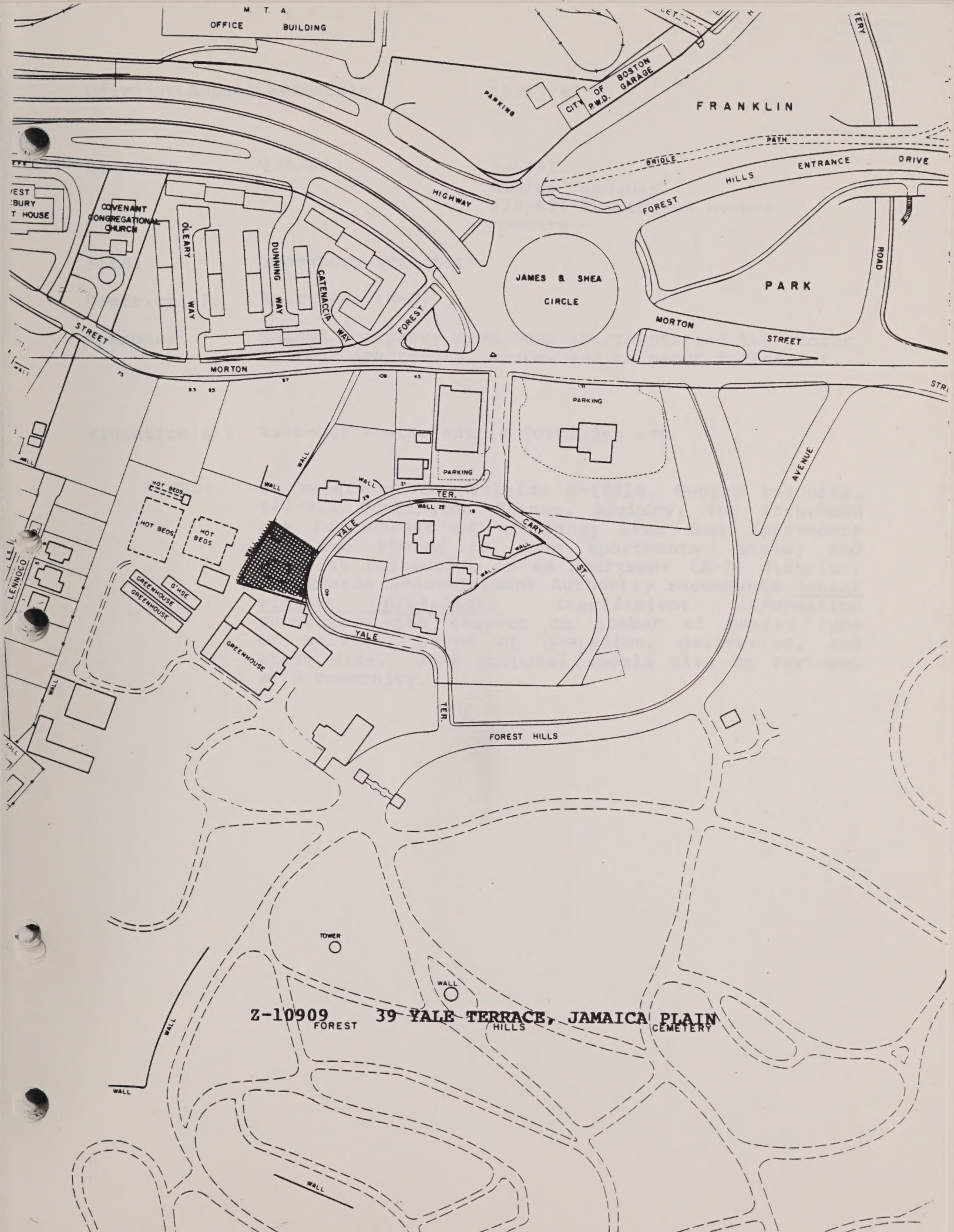
Site: Three-story struture

District(s): Residential, three-family (R-.8)

Purpose: Legalize existing side addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10909, Andris Silins & Lauma Silins Pinson, 39 Yale Terrace, Jamaica Plain, for variance to legalize existing side addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for approximately fifteen years without apparent impact.



Z-10909

FOREST

39 YALE TERRACE, JAMAICA PLAIN

CEMETERY

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88 Z-10910
George Pagounis
820-824 Huntington Avenue
Roxbury

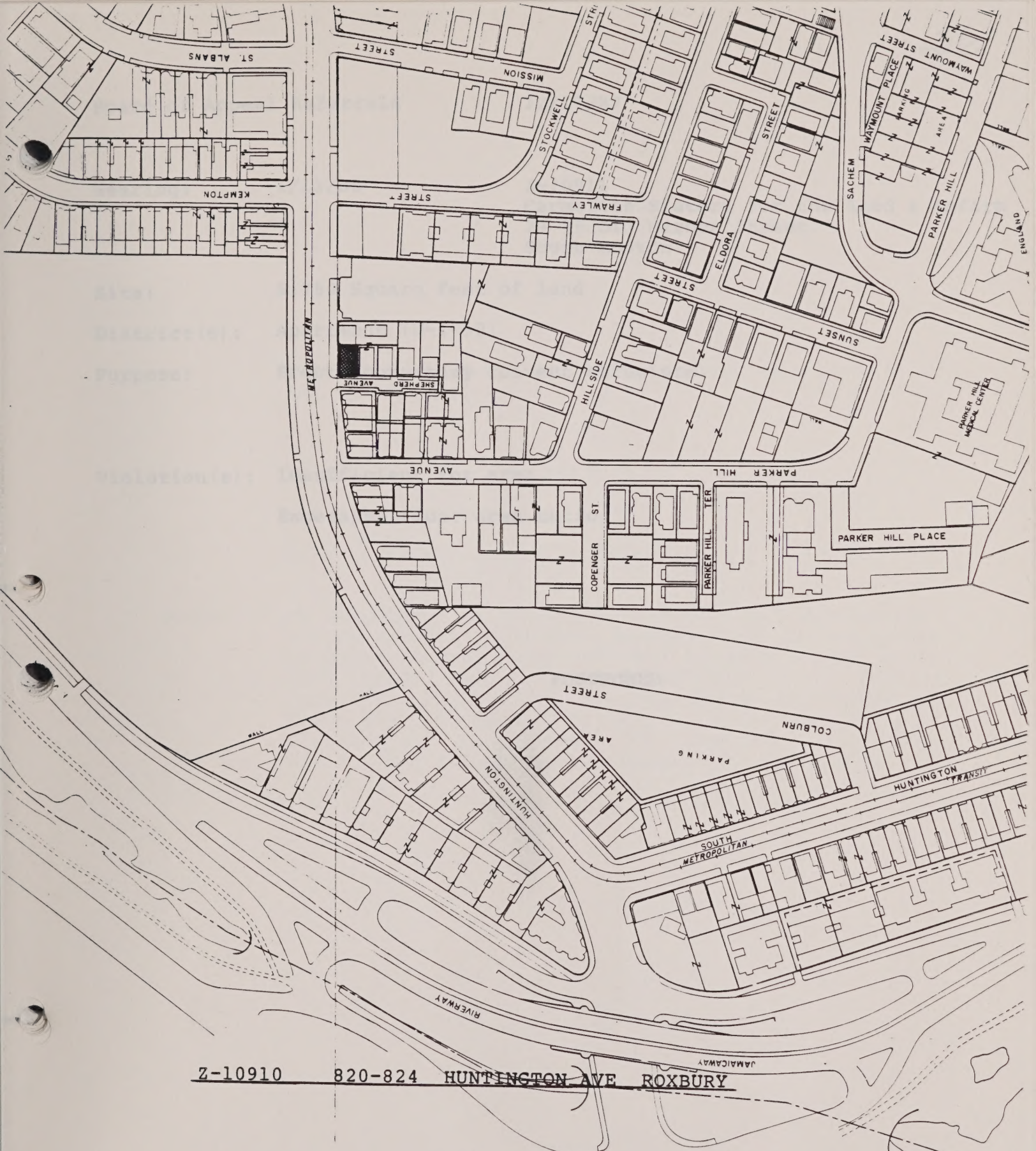
Site: Two-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from four apartments and two stores to four apartments, store, and take-out restaurant.

Violation(s): Take-out restaurant is forbidden use.

VOTED: In reference to petition Z-10910, George Pagounis, 820-824 Huntington Avenue, Roxbury, for forbidden use for change of occupancy from four apartments and two stores to four apartments, store, and take-out restaurant in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Insufficient information submitted with respect to number of seats, type of service, hours of operation, deliveries, and store size. This proposal should also be reviewed with community.



Z-10910 820-824 HUNTINGTON AVE ROXBURY

ROOKLINE

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88

Z-10911

Carmelite Sisters for the Aged & Infirm
29-35 Old Harbor Street
South Boston

Site: 6,750 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect four-story convent structure.

Violation(s): Insufficient lot area.

Excessive floor area ratio.

POSTPONED

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10912
Paul Karamanian
865 Massachusetts Avenue
Roxbury

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Erect second-story addition to retail auto parts
and repair shop.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.
Interim Planning Overlay District.

VOTED: In reference to petition Z-10912, Paul Karamanian, 865 Massachusetts Avenue, Roxbury, for two variances to erect second-story addition to retail auto parts and repair shop in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Concerns to be resolved are height, exterior treatment, and impact of addition on surrounding commercial structures.



2-10912

865 MASSACHUSETTES AVE ROXBURY

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88

Z-10914
William W. Higgins, Jr.
49-53 L Street
South Boston

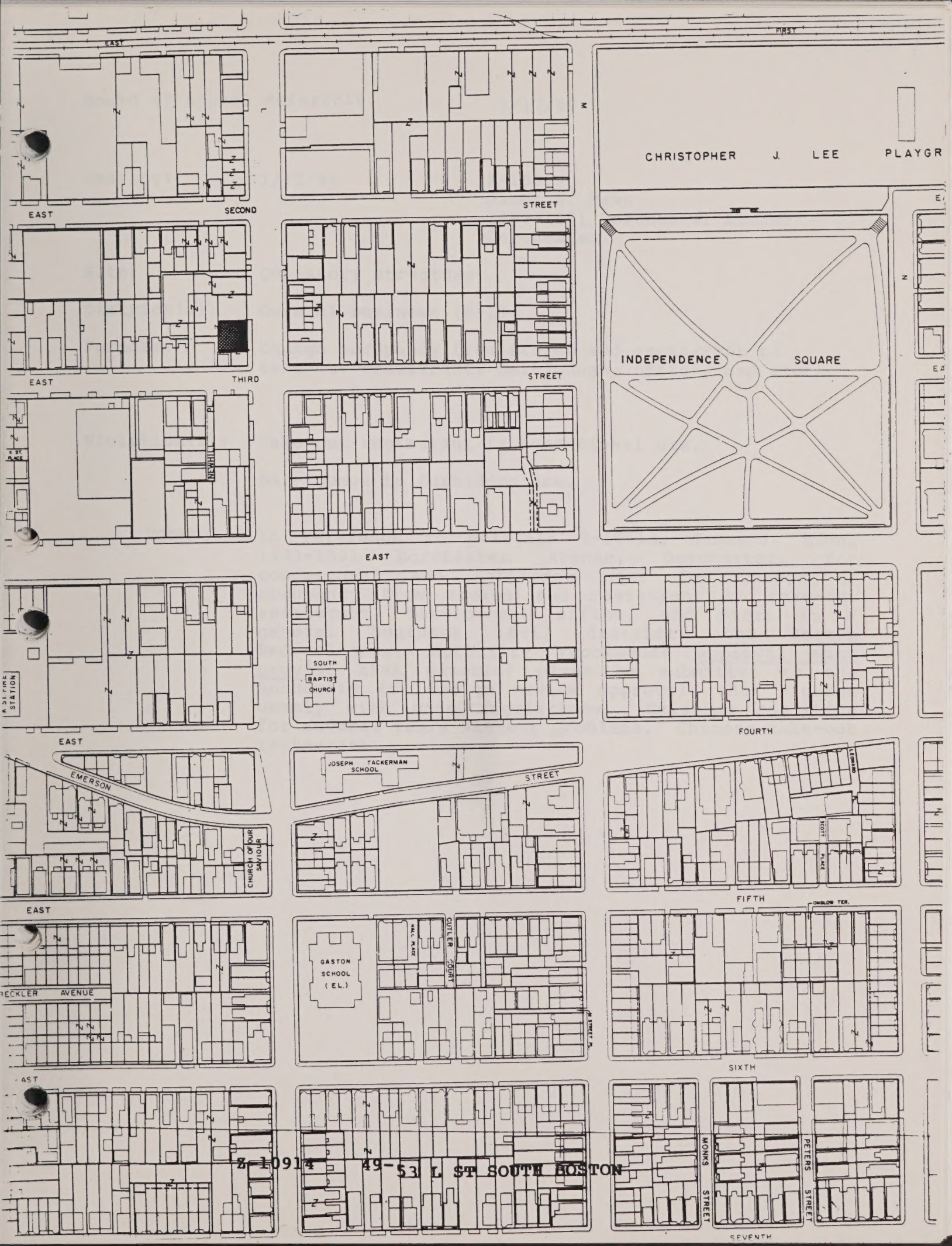
Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from light manufacturing to office and fitness center.

Violation(s): Fitness center and professional office are conditional uses.

VOTED: In reference to petition Z-10914, William W. Higgins, Jr., 49-53 L Street, South Boston, for two conditional uses for change of occupancy from light manufacturing to office and fitness center in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that use extend to appellant only and expire on sale, lease, rental, or other disposition of property. Existing condition for approximately three years; compatible with mixed multifamily, local business, and commercial use neighborhood. South Boston Citizen's Association supports conversion.



CHRISTOPHER J. LEE PLAYGR

INDEPENDENCE SQUARE

SOUTH
BAPTIST
CHURCH

JOSEPH TACKERMAN
SCHOOL

GASTON
SCHOOL
(E.L.)

2-10914 49-53 L ST SOUTH BOSTON

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10918
James J. Mawn
1493-1501 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from stores and restaurant to
take-out restaurant, bar-lounge, office, and store.

Violation(s): Take-out restaurant is conditional use.

Bar-lounge is forbidden use.

VOTED: In reference to petition Z-10918, James J. Mawn,
1493-1501 Dorchester Avenue, Dorchester, for
conditional and forbidden uses for change of
occupancy from stores and restaurant to take-out
restaurant, bar-lounge, office, and store in a
general business (B-1) district, the Boston
Redevelopment Authority recommends approval with
proviso that exterior plans be submitted to the
Authority for design review approval; that signage
comply with code regulations. Existing condition
for several years without problems. Chinese take-out
restaurant.



Z-10918

1493-1501

DORCHESTER AVE, DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10922
Silesi Demisew
23 Hillside Street
Roxbury

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling;
erect three-story rear addition.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-10922, Silesi Demisew, 23 Hillside Street, Roxbury, for two variances for change of occupancy from two- to three-family dwelling and erect three-story rear addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Three-family dwelling consistent with neighborhood residential character.



Z-10922

23 HILLSIDE ST. ROXBURY

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10923
Shell Oil Company
510 V.F.W. Parkway
West Roxbury

Site: Gas service station

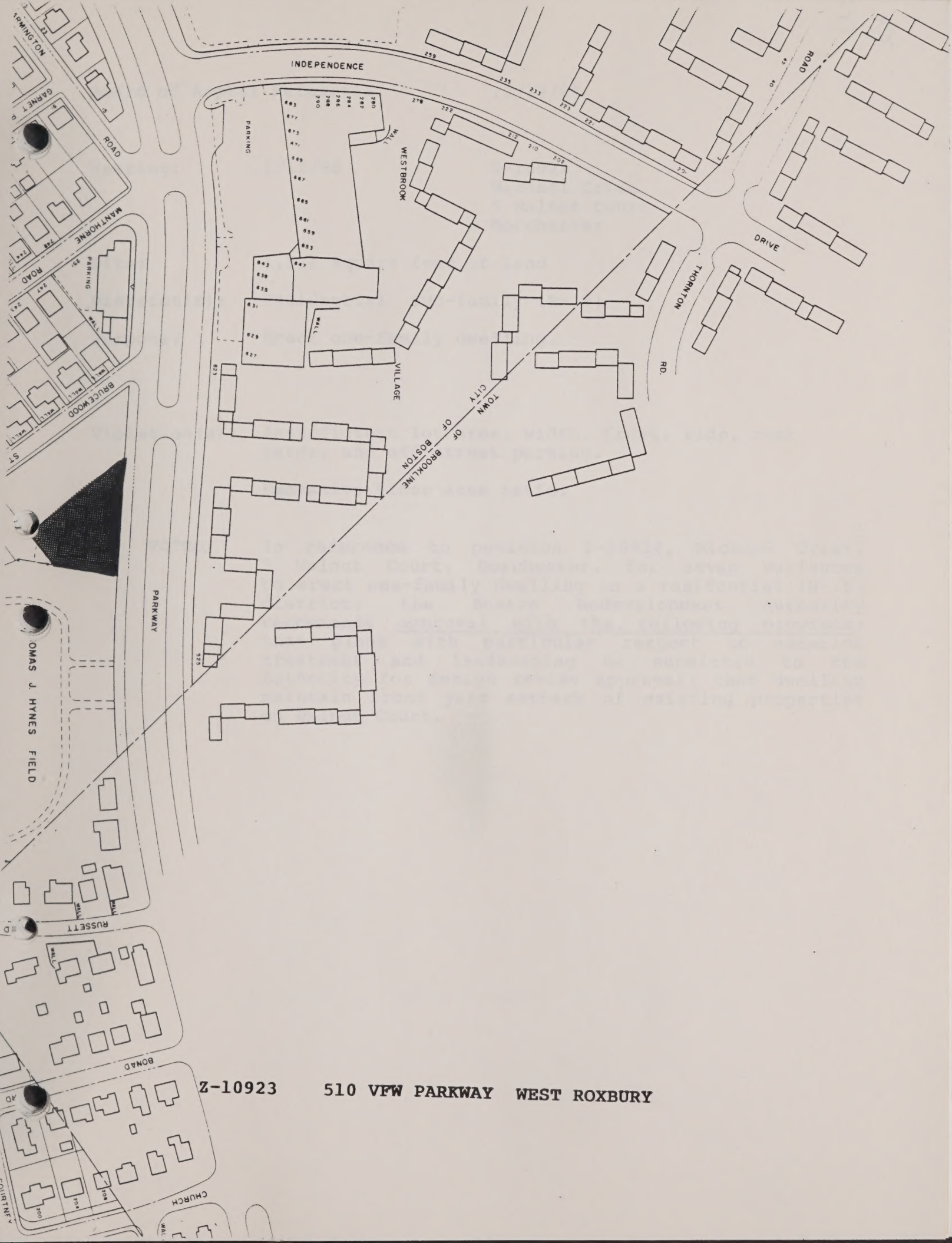
District(s): Single-family (S-.3)

Purpose: Erect new canopy.

Violation(s): Expansion of nonconforming use.

Insufficient front yard.

VOTED: In reference to petition Z-10923, Shell Oil Company, 510 V.F.W. Parkway, West Roxbury, for expansion of nonconforming use and variance to erect gas service station canopy in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Proposal will compromise the natural aesthetics of this scenic parkway and is contrary to the goals of the Greenbelt Protection Overlay District.



Z-10923

510 VFW PARKWAY WEST ROXBURY

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10924
Michael Crist
5 Walnut Court
Dorchester

Site: 1,521 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, front, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10924, Michael Crist, 5 Walnut Court, Dorchester, for seven variances to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to exterior treatment and landscaping be submitted to the Authority for design review approval; that dwelling maintain front yard setback of existing properties on Walnut Court.



2-10924

5 WALNUT COURT,

DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10925
Fenway Automotive
1325 Boylston Street
Boston

Site: One-story structure

District(s): General business (B-2)

Purpose: Use premises for outdoor sale and display of used cars.

Violation(s): Outdoor sale and display of used cars is conditional use.

VOTED: In reference to petition Z-10925, Fenway Automotive, 1325 Boylston Street, Boston, for conditional use to use premises for outdoor sale and display of used cars in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Existing gas station and parking lot. Additional automotive uses are inappropriate in this West Fenway area which is undergoing change and being considered for an Interim Planning Overlay District. The volume of traffic on Boylston Street has increased considerably. Similar appeal was denied by the Board of Appeal in June, 1985, with Authority concurrence.



Z-10925

1325 BOYLSTON ST BOSTON

HOLY TRINITY
RUSSIAN ORTHODOX
CATHEDRAL

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10926
Harvard Street Neighborhood
Health Center
632-640 Blue Hill Avenue
Dorchester

Site: Two-story structure

District(s): General business (B-1)

Purpose: Change occupancy from garage; auto sales, repair
shop to outpatient clinic health center.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10926, Harvard Street
Neighborhood Health Center, 632-640 Blue Hill Avenue,
Dorchester, for variance for change of occupancy
from garage, auto sales, and repair shop to
outpatient clinic health center in a general business
(B-1) district, the Boston Redevelopment Authority
recommends approval. Health Center has existed
on site approximately twenty-five years. State
inspection occurs annually. Clinic is a vital
health resource for local community.



Z-10926

632-640 BLUE HILL AVE DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10928
Walter Fortune
190 Allegheny Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to five apartments;
erect two dormer additions.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10928, Walter Fortune, 190 Allegheny Street, Roxbury, for three variances for change of occupancy from three to five apartments and erect two dormer additions in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed five units are excessive. Attic conversion necessitates the dormer additions; basement is unsuitable for proposed apartment. Occupancy should remain a three-family dwelling.



2-10928

190 ALLEGANY ST ROXBURY

Board of Appeal Referrals

12/17/87

Hearing: 1/12/88 Z-10929
Seaview Realty Trust
R. David Cohen, Trustee
21 Seaverns Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to one-family dwelling
and groupcare residence.

Violation(s): Groupcare residence is conditional use.

VOTED: In reference to petition Z-10929, Seaview Realty Trust, R. David Cohen, Trustee, 21 Seaverns Avenue, Jamaica Plain, for conditional use for change of occupancy from three-family dwelling to one-family dwelling and groupcare residence in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that use extend to Vinfen Corporation only and expire upon sale, lease, rental, or other disposition of property. Expansion of short-term care program for mentally ill and retarded from four to eight persons. Neighborhood supports facility.



2-10929

21 SEAVERNS AVE, JAMAICA PLAIN

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88

Z-10933
Charla J. Argersinger
19 Monadnock Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10933, Charla J. Argersinger, 19 Monadnock Street, Dorchester, for variance for change of occupancy from one- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Conversion of this 2½-story frame structure to three-family occupancy would create an undesirable precedent and is opposed by the neighborhood.



2-10933

19 MONADNOCK ST DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10935
Joseph Gruttadauria
8-10 Damon Place
Hyde Park

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from four- to six-family dwelling.

Violation(s): Insufficient lot area, width, open space, and off-street parking.

VOTED: In reference to petition Z-10935, Joseph Gruttadauria, 8-10 Damon Place, Hyde Park, for four variances for change of occupancy from four- to six-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate; yards and open space are inadequate and no off-street parking is provided. Intensifying the residential use would set an unwanted precedent.



2-10935

8-10 DAMON PLACE HYDE PARK

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10937
Sidney Shubert
1068-1074 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Legalize existing signage.

Violation(s): Signage is conditional use.

VOTED: In reference to petition Z-10937, Sidney Shubert, 1068-1074 Dorchester Avenue, Dorchester, for conditional use to legalize existing signage in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that all signage on this autoglass replacement structure be submitted to the Authority for design review approval.



Z-10937

1068-1074

DORCHESTER AVE DORCHESTER

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10938
Richard J. Siclari & Paul Mazur
91 Waltham Street
Boston

Site: Six-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as six apartments.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space.

VOTED: In reference to petition Z-10938, Richard J. Siclari & Paul Mazur, 91 Waltham Street, Boston, for conditional use and variance to legalize occupancy from six apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Six apartments have existed at site for many years.



Z-10938

91 WALTHAM ST BOSTON

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88

Z-10939
James J. Slowey
252 Princeton Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Create basement living space in three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10939, James J. Slowey, 252 Princeton Street, East Boston, for variance to create basement living space in three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that basement living space comply with Inspectional Services Department guidelines for basement occupancy; that the occupancy remain a three-family dwelling.



2-10939 252 BRINCETON ST EAST BOSTON

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10940
Maron Associates
84-100 Peterborough Street
Boston

Site: One-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from restaurant, stores, catering,
and bakery to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10940, Maron Associates, 84-100 Peterborough Street, Boston, for conditional use for change of occupancy from restaurant, stores, catering, and bakery to same and take-out restaurant in a local business (L-2) district, the Boston Redevelopment Authority recommends denial. Concern at community meeting was the proposal to make deliveries from the site. Appellant should discuss this issue with community or seek possible alternatives.



Z-10940

84-100 PETERBOROUGH ST BOSTON

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10942
Liam & Ann Kelly
40 Congreve Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Dwelling converted for more families is conditional use.

Insufficient lot area, width, front, rear yards, and off-street parking.

Excessive building height.

Off-street parking design.

VOTED: In reference to petition Z-10942, Liam & Ann Kelly, 40 Congreve Street, Roslindale, for forbidden use, conditional use, and seven variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Three-family dwelling would be inconsistent with predominantly one- and two-family residential neighborhood. Further, this proposal would set an unwelcome precedent.



Z-10942

40 CONGREVE ST ROSLINDALE

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10944
Alphonse J. Guthrie
5218 Washington Street
West Roxbury

Site: 13,966 Square feet of land

District(s): Single-family (S-.5) and Local business (L-.5)

Purpose: Combine lots; erect tire sales and repair structure.

Violation(s): Sale and installation of tires within a building
is conditional use.

Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient side yard.

VOTED: In reference to petition Z-10944, Alphonse J. Guthrie, 5218 Washington Street, West Roxbury, for conditional use and two variances to erect tire sales and repair structure in a single-family (S-.5) and a local business (L-.5) districts, the Boston Redevelopment Authority recommends denial. Another automotive-related use is inappropriate in this area as it already suffers from dilapidation resulting from the existing auto uses. Six off-street parking spaces would be located at the rear of the lot which fronts on Grove Street in a single-family district. Access to and egress from Grove Street presents a safety hazard given the angle of the Washington Street intersection and the speed of the vehicular traffic.



PLAYGROUND

DRAPER

MARY

STIMSON

STIMSON

STIMSON ROAD

CAMP

CROSS

GROVE

CHERITON

ELLERTON ROAD

DUNBASTON

EDGEMERE

Z-10944

5218 WASHINGTON ST

WEST ROXBURY

STREET

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10945
Robert Hill
18 Lexington Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect rear porch and one-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10945, Robert Hill, 18 Lexington Street, Charlestown, for two variances to erect rear porch and one-story addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Second- and third-floor porches and living space addition will have no apparent impact.



Z-10945

18 LEXINGTON ST CHARLESTOWN

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10946
Volunteers of America, Inc.
45 Parley Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling to groupcare residence.

Violation(s): Groupcare residence is conditional use.

VOTED: In reference to petition Z-10946, Volunteers of America, Inc., 45 Parley Avenue, Jamaica Plain, for conditional use for change of occupancy from one-family dwelling to groupcare residence in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that use extend to Volunteers of America, Inc. and expire upon sale, lease, rental, or other disposition of property. Program, which enjoys community support, provides temporary home for no more than eleven teenage girls (not DYS) who attend public schools.



2-10946

45 PARLEY AVE JAMAICA PLAIN

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10948
Louis L. Lima
275 Forest Hills Street
Jamaica Plain

Site: 4,112 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space,
front, side yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10948, Louis L. Lima, 275 Forest Hills Street, Jamaica Plain, for eight variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to siting and setbacks to insure consistency with existing properties on street be submitted to the Authority for design review approval; that three off-street parking spaces be provided.



M. T. A.
OFFICE BUILDING

CITY OF BOSTON
P.W.D. GARAGE

JAMES & SHEA
CIRCLE

PARK

6-10948

275 FOREST HILLS ST JAMAICA PLAIN

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10949
Daniel P. Keating
292-294 D Street
South Boston

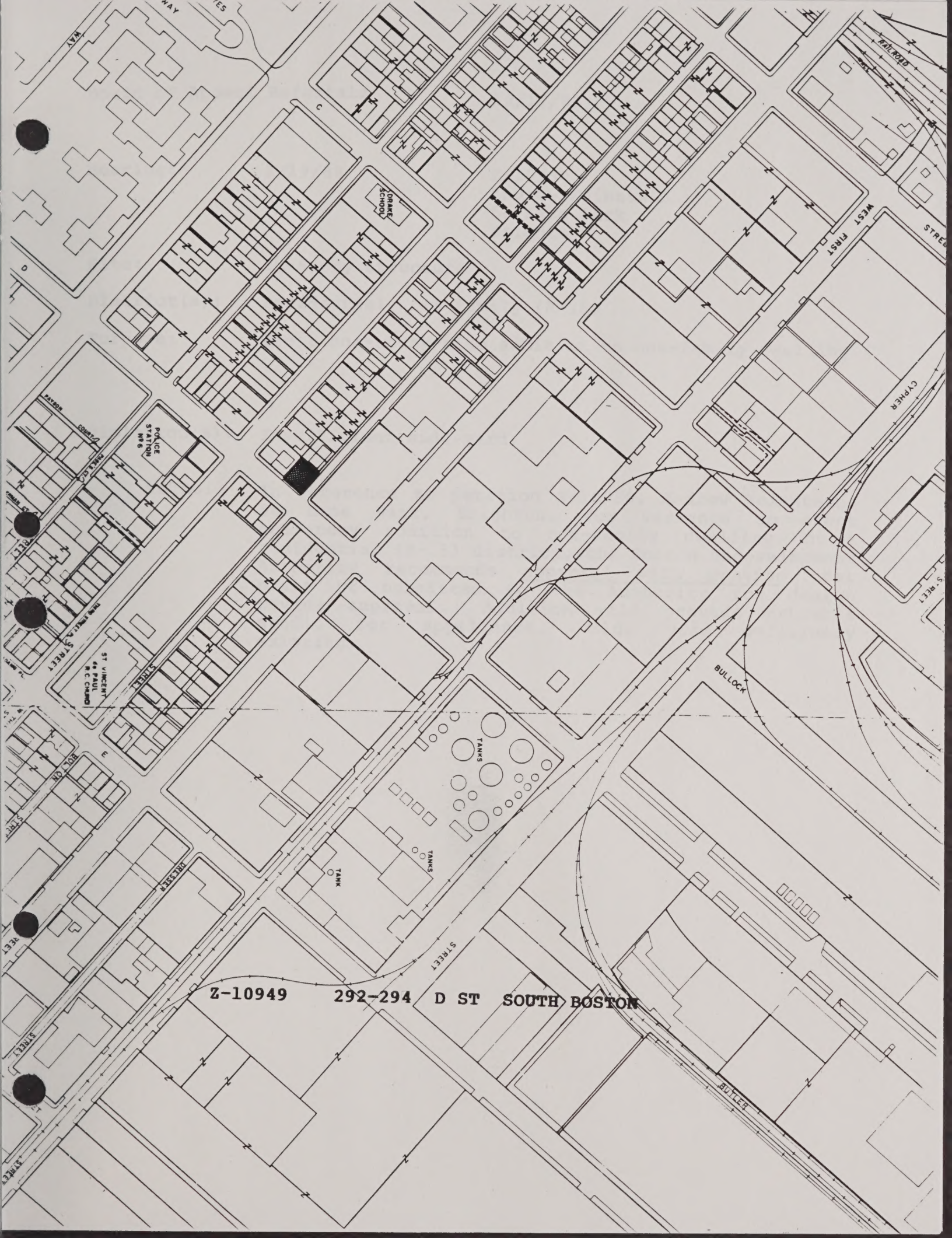
Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10949, Daniel F. Keating, 292-294 D Street, South Boston, for two variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Incompatible with surrounding one-, two-, and three-family dwellings. Proposal would not provide adequate living space.



Z-10949

292-294

D ST

SOUTH BOSTON

Board of Appeal Referrals

12/17/87

Hearing: 1/19/88 Z-10950
Andrew Weinstein
50 Lane Park
Brighton

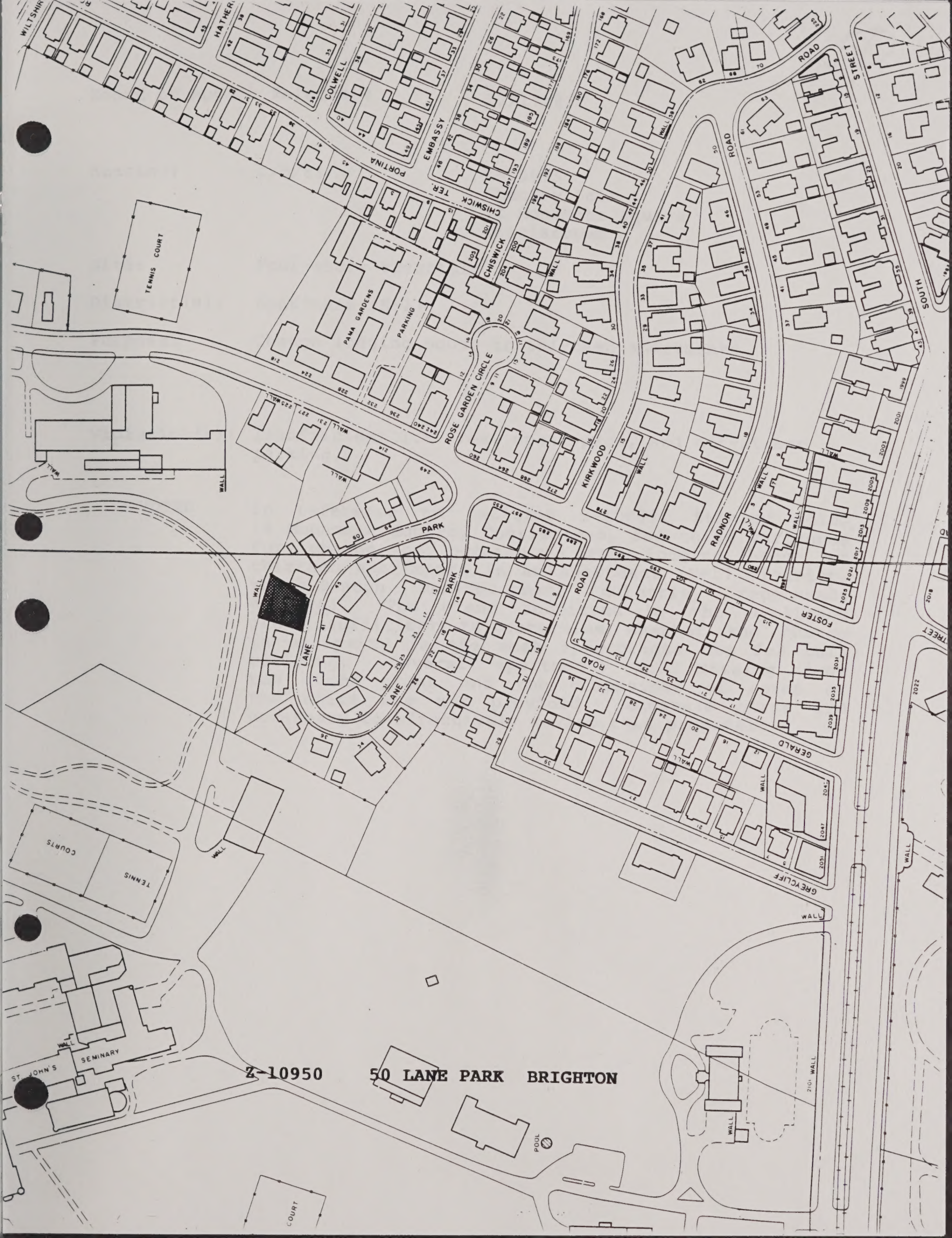
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story side addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10950, Andrew Weinstein, 50 Lane Park, Brighton, for variance to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will provide artist's studio for appellants. Side yard deficiency existing.



Z-10950

50 LANE PARK BRIGHTON

Board of Appeal Referrals

12/17/87

Hearing: 1/5/88

Z-10895
Stanley Zola
14 Monument Square
Charlestown

Site: Four-story structure

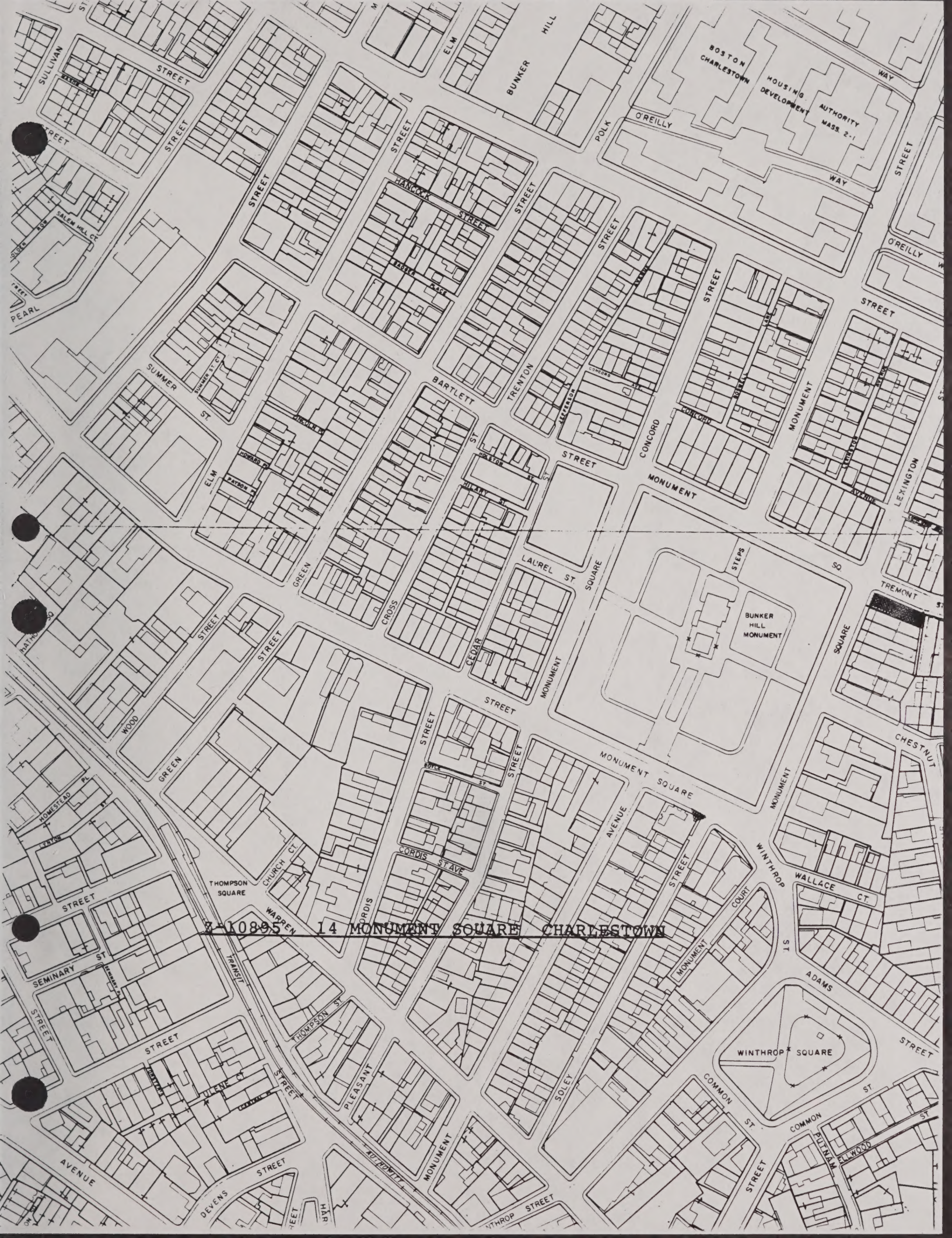
District(s): Apartment (H-1)

Purpose: Change lodging house to thirteen apartments.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED

In reference to petition Z-10895, Stanley Zola, 14 Monument Square, Charlestown, for three variances for change of occupancy from lodging house to thirteen apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The plans submitted by the applicant are insufficient to determine whether the change in occupancy is the most appropriate use for this building. Several apartments are missing from the floor plans and the dimensions of seven of the units are not provided. Adequate plans are necessary to effectively review this proposal.



2-10895 14 MONUMENT SQUARE CHARLESTOWN

